MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS of the

HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE Held at 5:00 PM Thursday, July 14, 2011

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Item 1. Roll Call

The meeting was called to order and the following Board members were present:

Vice Chair, Robert W. Kelley Board member, Nicholas Tranakas, M.D. Board member, Shirley Carson Board Member, Maria Freeman

Absent: James Camp III, Chair (schedule conflict)

Staff:

Guest:

Mike Tadros, CFO

Brian Nemeroff, Auditor

Scott Strawbridge, Dir. of Dev. & Facilities

Item 2. Review and Approval of the July 14, 2011 Regular Meeting Agenda

The Agenda was reviewed and no corrections or changes noted. Commissioner Tranakas moved approval; Commissioner Freeman seconded. All voted in the affirmative.

Item 3. Review and Approval of the May 12, 2011 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted Commissioner Carson moved approval; Commissioner Tranakas seconded. All voted in the affirmative.

Item 3(a) Review and Approval of the May 12, 2011 Dixie Court GP, Inc., Northwest Properties GP, Inc. & Dr. Kennedy Homes GP, Inc. Meeting Minutes

The Minutes were reviewed and no corrections or changes noted Commissioner Tranakas moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. Audited Financial Statements

Attachment 1 was a draft copy of the audited financial statements, presentation and audit letter for fiscal year ended December 31, 2010.

Auditor Brian Nemeroff of Berman Hopkins was present to review the financial reports, along with Auditor's letter and comments. He presented an overview of the financial reports and informed the Board that they encountered no difficulties or disagreements in performing the Audit for FYE December 31, 2010 and that there were no findings.

The E.D. requested a motion to approve the Audited Financial Statements as presented. Commissioner Tranakas moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

2. Resolution 11-12 - Approval of Project Based Voucher Program Administrative Plan Attachment 2 was a copy of the Project Based Voucher (PBV) Program Administrative Plan and Resolution for the Board's review and approval.

The H/A currently administers Housing Choice Vouchers through the Section 8 Program and is preparing to bid for a certain number of Project Based Vouchers to be utilized by selected projects. The use of Project Based Section 8 Vouches was also discussed at the January 2011 Board meeting. These vouchers will be tied to the project and not the tenants.

The E. D. discussed this item and recommended that the Board adopt Resolution 11-12 approving the PBV Program Administrative Plan for submission to HUD. Commissioner Tranakas moved approval; Commissioner Carson seconded. All voted in the affirmative.

3. Phone System

The H/A is in the process of upgrading the current phone system to one integrated system.

The Following bids were submitted to provide phone service: (Attachment 3). The E.D. and Mike Tadros, CFO, presented this item for discussion and approval.

Zultys MX250 Systems - \$62,121
Avia Systems (Forma Technology) - \$64,469
Mitel Systems - \$134,933

Avia Systems (CPT of South Florida) – \$46,664

Mike Tadros provided overview and concept, after discussion Zultys (full IP based system) was recommended to provide phone service for the Housing Authority. The H/A was also working with a consultant to do a business analysis on each site.

Commissioner Tranakas moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

4. Sunnyreach Acres Stucco Repair

The following bids were submitted to provide service for stucco repairs at Sunnyreach Acres Apartments: (Attachment 4). This item was presented for discussion and approval.

- ARZ Builders, Inc. \$246,000
- AVI Contractors, Inc. \$447,000
- SA Consultants, Inc. \$259,000

Sunnyreach Acres was built in 1976 and there is major delamination of the stucco on that building. After the patching/repairing of several areas, staff made the decision to put out a bid to redo the stucco on the entire building. After discussion the Board was requested to approve the H/A's recommendation of SA Consultants, Inc., to provide service for stucco repairs on the Sunnyreach Acres high-rise building.

Commissioner Tranakas moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

5. Sunnyreach Acres Interior Lighting

The following bids were submitted to complete interior lighting at Sunnyreach Acres Highrise building: (Attachment 5). This item was presented for discussion and approval.

- Fischer Electric \$43,055
- Jarrett Electric \$39,730
- Live Wire Electric -\$48,450

Interior lighting at the Sunnyreach High-rise common areas are being replaced. The E.D. and Mike Tadros discussed this item with the Board. After discussion the Board was requested to approve the H/A's recommendation of Jarrett Electric.

Commissioner Freemen moved the motion to approve; Commissioner Tranakas seconded. All voted in the affirmative.

6. The Little Green Library

The Broward County Libraries Division is negotiating an agreement with the Housing Authority to facilitate a library the "Little Green Library." Scott Strawbridge was present to provide overview and concept.

The Little Green Library is a micro-library and interactive learning center, electronically based, located on Sistrunk Boulevard, Midtown Commerce Center. The focus will be on residential green building for energy efficiency, urban farming and other sustainable initiative. This is tied to a tax credit application and will be financed with Development funds through the Carlisle Development Group.

The E.D. and Scott Strawbridge discussed this item with the Board and requested Board approval to move forward with the "Little Green Library" and to obtain an agreement from Broward County.

Commissioner Freeman moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

Item 5. New Business

1. Development Report

The E.D & Scott Strawbridge updated the Board with a visual presentation of the ongoing/ new developments on the following sites:

- Dr. Kennedy Homes (demolition)
- Northwest Gardens I
- Northwest Gardens III
- WHL Farm (visit from a not-for-profit group from the Washington DC, Maryland Area)

The E.D. also discussed future plans for two more developments in the NW/Sistrunk area.

Item 6. Adjournment

There being no further discussion, the meeting was adjourned.

Robett W. Kelley, Vice Chair

ATTEST:

Tam A. English

Executive Director/CEO/Secretary